



## Partisan Green, Westbrook Warrington, Cheshire

Detached Family Home • Three Bedrooms • Freehold Title • Two Reception Rooms • Driveway Parking • Excellent Location • Two Bathrooms and W.C • Close To Local Amenities • Integrated Garage • Move In Ready



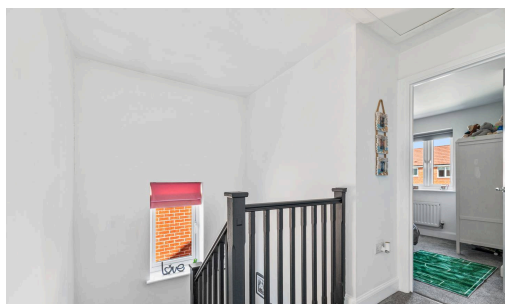
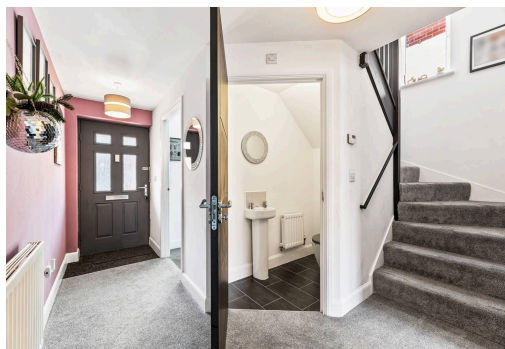
**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Step into this beautifully presented home via a welcoming entrance hallway that immediately sets the tone. To the rear, a spacious lounge offers an inviting place to relax, with elegant French doors opening onto the garden—ideal for seamless indoor-outdoor living. The kitchen, also positioned at the rear, enjoys pleasant garden views and is well-equipped with a range of integrated appliances, generous worktop space, and ample storage. The ground floor is further enhanced by a versatile second reception room, currently arranged as a study, but equally suited to use as a dining room, along with a convenient downstairs W.C.

Upstairs, the property continues to impress with three well-proportioned, light-filled bedrooms. The principal bedroom stands out, featuring built-in wardrobes and a stylish private en suite for added comfort and luxury. Bedrooms two and three are served by a modern, well-appointed three-piece family bathroom.



## EXTERIOR

The property boasts a generous, fully enclosed rear garden—perfect for families and outdoor entertaining. Predominantly laid to lawn, the space offers plenty of room for children to play, complemented by a dedicated patio area ideal for entertaining or relaxing in the sun. The garden enjoys a good degree of privacy to suit a variety of lifestyles. To the front, the property further benefits from a low maintenance front garden as well as a private driveway and integral garage, perfect for extra storage.

## LOCATION

Westbrook is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities; close to a Supermarket, Cinema and the recently developed Junction 9 retail park. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

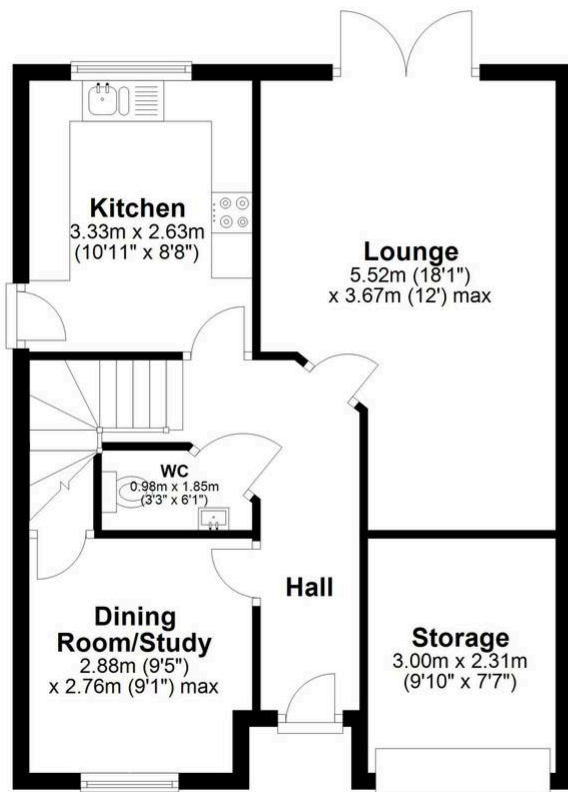
## GENERAL INFORMATION

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C



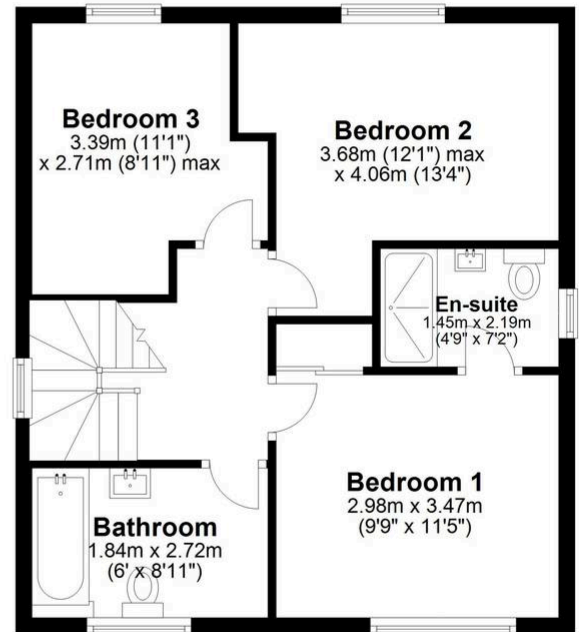
### Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



### First Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

### CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.